

| Woodchurch Road | Arnold | Nottingham | NG5 8NJ

*Robert Ellis*  
RESIDENTIAL





## Entrance Hallway

Solid oak entrance door to the front elevation leading into the entrance hallway, european solid oak windows to the front elevation, wood effect tiled flooring, spotlights to the ceiling, feature high ceilings, solid wood Howden doors leading into the bathroom, bedroom 1, 2 and 3, solid wood double Howden doors leading into the lounge.

## Lounge

15'1" x 17'1" approx (4.62 x 5.23 approx)  
Double glazed French doors leading to the rear elevation, wood effect tiled flooring, spotlights to the ceiling, feature fireplace, solid wood double Howden doors leading into the kitchen.

## Kitchen

16'0" x 15'1" approx (4.89 x 4.60 approx)  
Double glazed bifold doors to the side elevation leading out to the enclosed garden, double glazed window to the rear elevation, spotlights the ceiling, a range of wall, base and drawer units with worksurfaces over incorporating a stainless steel sink and drainer unit with swan neck mixer tap with instant hot tap function, built-in island unit ample storage cupboards, seating space and pendant lighting above, 4 ring induction hob, space and point for an American style fridge freezer, integrated oven, integrated microwave.

## Bedroom 1

19'1" x 17'6" approx (5.84 x 5.34 approx)  
Double glazed bifold doors to the side elevation leading out to the enclosed garden, double glazed window to the rear elevation, tiled flooring, spotlights the ceiling, access to the loft, built-in sliding door wardrobes, internal door leading into the en-suite bathroom.

## En-Suite Bathroom

6'0" x 10'6" approx (1.85 x 3.22 approx)  
Double glazed window to the side elevation, tiled flooring,

heated towel rail, UPVC cladding, 3 piece suite comprising of a walk-in shower with a mains-fed shower above, vanity wash hand basin with a mixer tap and storage cupboards and a WC.

## Bedroom 2

14'0" x 12'3" approx (4.27 x 3.74 approx)  
Double glazed window to the front elevation, carpeted flooring, spotlights the ceiling, built-in sliding door wardrobes, internal door leading into the jack and jill bathroom.

## Jack and Jill Bathroom

7'0" x 11'3" approx (2.15 x 3.45 approx)  
Skylight, tiled flooring, tiled splashbacks, heated towel rail, spotlights to the ceiling, LED lighting, UPVC cladding 4 piece suite comprising of a semi-freestanding bath with mixer tap, shower cubicle with mains-fed shower above, vanity wash hand basin with a mixer tap and storage cupboards and a WC. Internal doors leading into the entrance hallway and bedroom 2.

## Bedroom 3

8'3" x 8'1" approx (2.54 x 2.47 approx)  
Double glazed window to the front elevation, carpeted flooring, spotlights to the ceiling, built-in sliding door wardrobes.

## Garage

14'11" x 14'10" approx (4.57 x 4.54 approx)  
Electric roller door, side access door, power and lighting.

## Front of Property

To the front of the property there is a driveway providing off the road parking, paved pathway to the front entrance, low maintenance gravel garden, a range of shrubbery, picket fencing to the front elevation and secure gated access to the rear.

## Side & Rear of Property

There are two enclosed garden to both side elevations with laid to lawn gardens, patio areas, a range of shrubbery, fencing surrounding and access into the detached garage. To the rear there is an artificial lawn and a large paved patio area leading to both side enclosed gardens

## Agents Notes: Additional Information

Council Tax Band: E  
Local Authority: Gedling  
Electricity: Mains supply  
Water: Mains supply  
Heating: Mains gas  
Septic Tank : No  
Broadband: BT, Sky  
Broadband Speed: Standard 20mbps Ultrafast 1000mbps  
Phone Signal: 02, Vodafone, EE, Three  
Sewage: Mains supply  
Flood Risk: No flooding in the past 5 years  
Flood Defences: No  
Non-Standard Construction: No  
Any Legal Restrictions: No  
Other Material Issues: No



**\*\*GUIDE PRICE £475,000 - £500,000!\*\* NO CHAIN!\*\***

This remarkable 1,698-square-foot residence embodies sophistication and thoughtful design, offering a high-quality finish and fine attention to detail in every corner. Upon entry, a grand and light-filled hallway invites you in, setting an elegant tone for the entire home.

Featuring two spacious reception rooms and three sizeable double bedrooms, this home is ideal for families who value both roominess and refinement. Designed with versatility in mind, it provides ample space for teenagers seeking privacy or for extended family members needing comfort.

Situated on an enviable double plot within a quiet, sought-after cul-de-sac near Bestwood Country Park and close to the conveniences of Arnold Town Centre, the home balances tranquil living with practicality. Double-glazed windows and central heating ensure a comfortable and efficient living environment throughout the seasons.





The thoughtfully designed layout includes an entrance vestibule leading to a cozy family lounge with garden access, and a modern breakfast kitchen with integrated appliances and bi-fold doors for a seamless transition to outdoor spaces—perfect for entertaining. The master suite offers a spacious double bedroom with a dedicated dressing area and en suite shower, complemented by two additional double bedrooms connected by a jack-and-jill family bathroom. Outside, the home sits gracefully on its generous plot, complete with a driveway and garage.

To truly appreciate the quality and style of this property, an in-person viewing is a must. This home presents a unique chance to own a modern yet beautifully crafted space that blends comfort and elegant design.









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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	84	91

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquiries and inspections.